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| Planning Board  5 Route 31, P.O. Box 568  Jordan, NY 13080 |  | Town of Elbridge  County of Onondaga  State of New York |

**Town of Elbridge Planning Board**

**January 10, 2023**

**Minutes**

**Members Present:** Chairman Marc Macro, Co-Chairman John Stevenson

Members: Steve Walburger, and Sec/Alt

Member Holly Austin

**Members Absent:** Tim Sullivan

**Staff Present:** Joe Frateschi, Esq., Howard Tanner

**Others Present:** Doug Blumer, Andrew Aupperle, Loren Barrigar

**Old Business:**

Site Plan Approval

Applicant: Loren Barrigar

Property Address: 404 Route 31

Tax Id.: 030.-02-03.0

The ZBA issued approval of variances subject to site plan approval. Under the code if there’s a single-family use proposed at the premises, site plan approval is required. Mixed commercial and residential requires 1 acre, so the variance for .51 acres that he’s short was granted. ZBA did short form SEQRA part 2, but we need to do SEQRA when we do the site plan too.

Survey looks pretty complete except it needs:

* Handicap parking delineated (one space)
* Lines for each parking space – 2 additional spaces likely needed based on the formula
* Lighting – lumens and appearance
* Delineation between business and home portions of the building
* Signage – road setback has to be shown, and a picture of signage on building
* Well, outbuildings, etc. need to be shown

**New Business:**

Informal Conference on 8-unit apartment building

Applicant: Andrew Aupperle

Property Address: Route 5

Tax Id:

Initial review of proposed project next to Bailiwick across from golf course. Has no street number yet. Multi-unit complex proposed. Applicant reached out to DOT re: septic, etc., making it look feasible. Perc testing done, architect did site design, site engineer did preliminary work. Having garages separate doesn’t look feasible, because of the slope and layout. So they’re proposing building garages into the unit. 7-9% max slope in right of way. Cut on back side is going to be 12-15 foot cut, terraced, with grass area and then leach area they will pump up to. Existing road cut. It will mimic the platform Bailiwick has coming in – steep at first then levels out. Terry Horst is doing the work on the project.

Garages will be under the buildings. They will be walk out with patios. It will be a 12-foot taper to a swale, then go up. If the sewers came in he could do another row above but right now he can’t do that because he needs a leach field. Phase I is just one 8-unit building. If it goes well there will be a Phase II 8-unit building, which he’s already got septic approval for.

Fire equipment and emergency equipment: he’s already working with DOT, and will have an easier time meeting fire code requirements with the garages underneath. Should not be a problem. Fire hydrant is right across the street. Dumpster and stormwater are things he can present down the road, but he wanted to get preliminary feedback from the board. No variances required.

They’re 2-bedroom units. 3-bedroom would bring in too many people. Big bedrooms, designed to be nice units. Maybe 2 bath upstairs, plus half down.

Stormwater is not designed but it’s in the works. It will all flow to the front. Bailiwick did a nice job using the land. He will have a swale in the back and bring it all around to the front.

Planning Board says they have no issues with it. They seem well thought out and we need the apartments.

**Other issues:**

Nancy Hourigan’s new PDD project is potentially going to be before the Town Board in February.

Motion to adjourn:

Steve Walburger so moved.

John Stevenson seconded, all in favor.

Meeting adjourned at 7:39 pm.